

# OXFORD PLAZA

Retail/Office Space For Lease  
Neighborhood Center in Koreatown



650 sf of ground floor retail/office space

**238 S Oxford Ave, Los Angeles, CA 90004**

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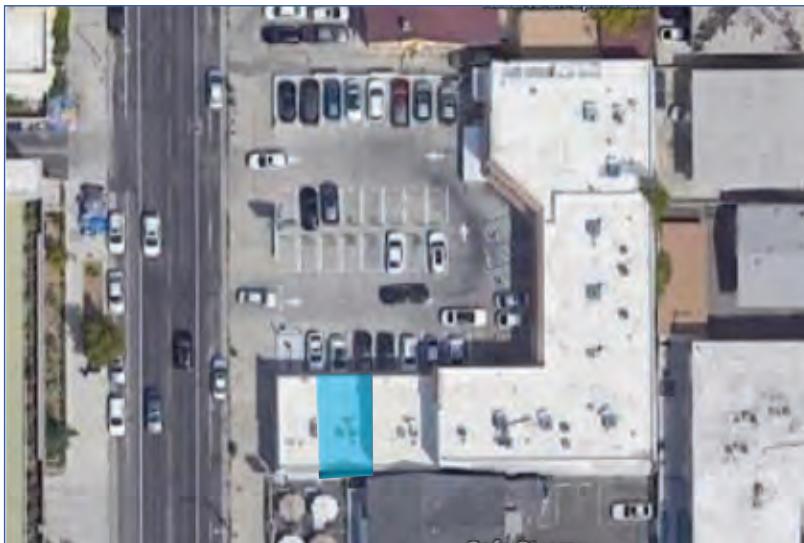
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## RETAIL SPACE

- \$2,750/month NNN
- Unit 3 (650 sf) is located on the ground floor
- Oxford Plaza is well located on Oxford Avenue near 3rd Street
- Highly noticeable space and surrounded by locally popular retailers and restaurants
- Store front parking available with additional ample street parking



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## KOREATOWN: MARKET OVERVIEW

One of Los Angeles' most diverse, vibrant and compact neighborhoods

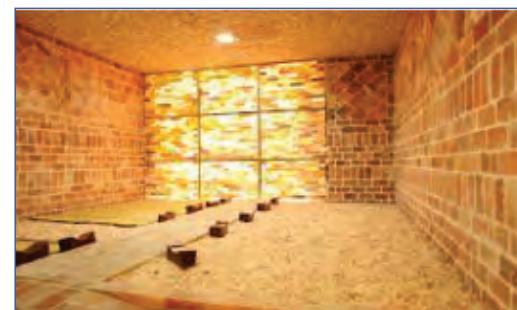
Koreatown is one of the most densely populated, culturally rich areas of the Greater Los Angeles Area, enticing locals and visitors with its remarkable shopping and dining experiences. The neighborhood has its unique character, featuring trend-setting restaurants, hotels, nightlife, full-service spas, and karaoke bars and cocktail lounges.

With a multicultural mix of residents and languages, Koreatown is one of the most stylishly international areas in Los Angeles.

Considered a regional commercial center, the area houses high-rise office buildings, large hotels, shopping malls, small retail, single family houses, as well as high rise and low rise apartment and condominium buildings. Located in the heart of Los Angeles, Koreatown's excellent central location is minutes away from key employment centers including Downtown Los Angeles, Hollywood, West Hollywood, Wilshire Boulevard's Miracle Mile, Beverly Hills and Century City.

### Close proximity to Key Employers in Los Angeles:

- Hollywood Presbyterian Medical Center 1,250 Employees
- Los Angeles City College 975 Employees
- Paramount Pictures 1,700 Employees
- Kaiser Permanente Los Angeles Medical Center 3,000 Employees
- University of California Los Angeles 18,507 Employees
- University of Southern California 25,211 Employees



Walk Score

**Walker's Paradise**  
Daily errands do not require a car.



Transit Score

**Excellent Transit**  
Transit is convenient for most trips.



Bike Score

**Very Bikable**  
Biking is convenient for most trips.

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## KOREATOWN: THE LIFESTYLE

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### Central Location

Koreatown reflects the city's 'smart growth' initiative promoting a vibrant, compact urban area attracting business and restaurants while also expanding the range of transportation, employment and housing opportunities. Private investments fueled construction and developments in the early 2000s complimenting public infrastructure projects.



### Public Transportation

The development of the Red and Purple lines emphasized the prime location of Koreatown and increasing visibility of the area and mobility of its residents. An extension of the Purple Line under Wilshire Boulevard to Westwood is under way, expected to be completed in 2028. The area is also served by buses.



### Shopping

Koreatown and its surrounding neighborhoods have plenty of shopping opportunities. With an emphasis on markets, skin care and home goods, the shop-lined streets are peppered with trendy dessert shops, coffee shops, karaoke bars and entertainment venues. Some of the popular shopping centers are Chapman Plaza, Koreatown Plaza, Madang the Courtyard, Koreatown Galleria.



### Nightlife & Dining

The Koreatown submarket is one of the few LA neighborhoods that never sleep. With clubs, dives, cocktail bars, and other hidden gems on nearly every block, there is a thriving nightlife scene. Koreatown has the largest Korean community outside of Korea. This concentration of restaurants that pick up every culinary trends just months after they have hit Seoul – Korean barbecue, street-style food, trendy dessert, all can be found here.

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## NOTABLE DESTINATIONS

### SHOPPING

Koreatown Plaza  
Chapman Plaza  
Koreatown Galleria

MaDang Courtyard  
City Center on 6th  
California Market

### DINING & ENTERTAINMENT

The Wiltern  
CGV Cinema  
BCD Tofu House  
Quarters  
Ahgassi Gopchang  
Mama Lion  
Lock & Key

Cassel's Hamburgers  
Paris Baguette  
The Normandie Club  
Terra Cotta  
Strikezon LA  
Pharaoh Karaoke Lounge  
Boba Bear

Shatto 39 Lanes  
Star Night  
Potions & Poisons  
Honey Mee  
Somi Somi  
85c Bakery  
Chosun Galbee

### SPORT & WELLNESS

Aroma Golf Range  
Olympic Spa  
WiSpa

Crystal Spa  
Hugh Spa  
YMCA

## DEMOGRAPHICS

**44,016**

Vehicles per day on Western Ave & 2nd St

**111,980**

Population (1-mile radius)

**657,526**

Population (3-mile radius)

**\$48,609**

Median Household Income  
(1-mile radius)

**\$51,213**

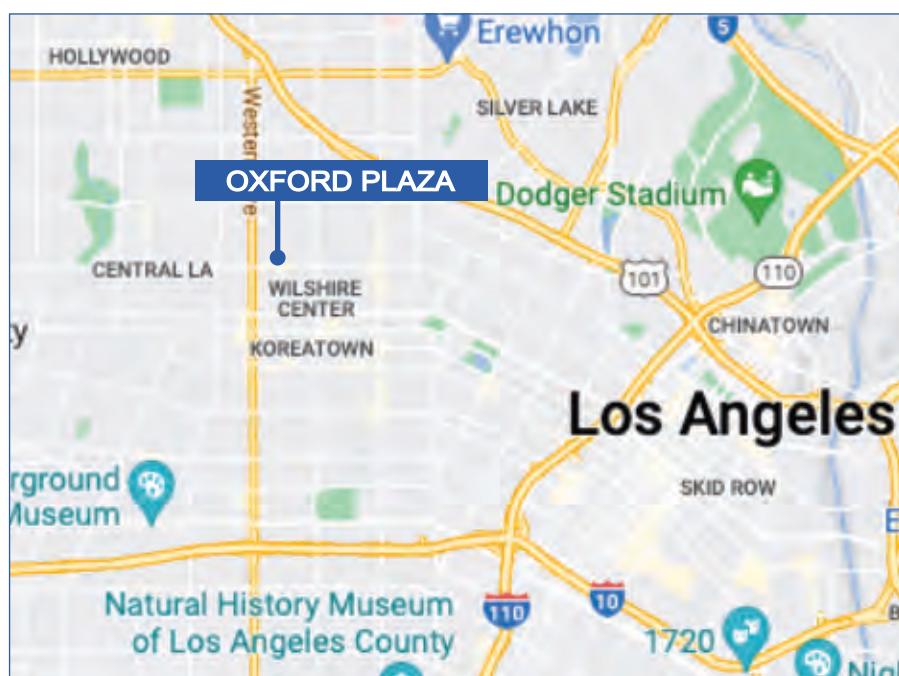
Median Household Income  
(3-mile radius)

**37.7**

Median Age (1-mile radius)

**36.9**

Median Age (3-mile radius)



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